

ROLL CALL

Present: Council Members - Hinchman, Olson, Snider,  
and Reid (Mayor)

Absent: Council Members - Pinkerton

Also Present: City Manager Peterson, Assistant City  
Manager Glenn, Community Development  
Director Schroeder, Chief Civil Engineer  
Richard Prima, City Attorney Stein, and City  
Clerk Reimche

## INVOCATION

The invocation was given by Pastor Darrell Peabody, First Congregational Church.

# PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Reid.

## PRESENTATIONS

There were no presentations, proclamations, or awards given at this meeting.

REPORTS OF THE  
CITY MANAGER

## CONSENT CALENDAR

In accordance with report and recommendation of the City Manager, Council, on motion of Council Member Hinchman, Olson second, approved the following actions and withdrew the following items from the agenda by the following vote:

Ayes: Council Members - Hinchman, Olson, Snider  
(except as noted under  
abstain) and Reid (Mayor)

Noes: Council Members - None

Absent: Council Members - Pinkerton

Abstain: Council Members - Snider (Items I & K)

Agenda Item E - Approve Final Map and Subdivision Agreement  
- Sunwest V

Agenda Item F - Approve Final Map and Subdivision Agreement  
- Sunwest VI

Agenda Item G - Approve Final Map and Subdivision Agreement  
- Sunwest VII

Council Member Snider abstained from discussion and voting on the following Consent Calendar items:

Agenda Item I - Approve Final Map for Fairmont Medical Center

Agenda Item K - Approve Right-of-Way Agreements with Avenue Investment and MCM Partnership

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CLAIMS CC-21 (a)

Claims were approved in the amount of \$1,148,680.03.

MINUTES

The Minutes of July 16, 1986 were approved as written.

Continued August 20, 1986

ACCEPTANCE OF  
SUBDIVISION IMPROVEMENTS  
INCLUDED IN TRACT MAP  
NO. 1994, LELAND ACRES

RES. NO. 86-125 Council adopted Resolution No. 86-125 accepting the  
Subdivision Improvements and streets included in Tract Map  
CC-46 No. 1994, Leland Acres.  
cc 300

Council was informed that the improvements in Leland Acres have been completed in substantial conformance with the requirements of the Subdivision Agreement between the City of Lodi and Lewis-Ehler Properties, dated August 21, 1985, and as specifically set forth in the plans and specifications approved by the City Council.

ACCEPT IMPROVEMENTS  
CALIFORNIA STREET,  
LOCKEFORD STREET TO  
TURNER ROAD

CC-45(a)

Council accepted the improvements in "California Street Improvements, Lockeford Street to Turner Road", and directed the Public Works Director to file a Notice of Completion with the County Recorder's Office and approved a special allocation covering the overrun.

Council was advised that the contract had been awarded to Claude C. Wood Company of Lodi on August 7, 1985 in the amount of \$364,469.20 and the contract has been completed in substantial conformance with the plans and specifications approved by the City Council. The final contract price was \$449,440.

The difference between the contract amount and the final contract price is mainly due to substantial areas of unstable subgrade in need of correction (\$69,000) and the costs of lowering and extending existing sanitary sewer services to the new sewer line being installed under the contract (\$13,000). There was also an overrun in the amount of Asphaltic Concrete used on the project.

APPROVE AGREEMENT  
FOR LODI AVENUE  
SQUARE

CC-46

Council approved the development agreement for Lodi Avenue Square, 656 West Lodi Avenue, Lodi, and directed the City Manager and City Clerk to execute the development agreement on behalf of the City.

H & R Properties, the developer of Lodi Avenue Square, has furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates, and fees for the proposed development.

The development is located south of Lodi Avenue, across from Rose Street, in the area presently occupied by Rocha's Shoe Repair, Mandarin House #2, the vacant Pizza Garden, and others.

APPROVAL OF FINAL  
MAP FOR FAIRMONT  
MEDICAL CENTER

CC-46

Council Member Snider abstained from discussion and voting on the following item, because of a possible conflict of interest.

Council approved the final map for Fairmont Medical Center, Tract No. 2014, and directed the City Clerk to sign the map on behalf of the City.

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Council was apprised that Fairmont Real Estate Investment, the developer of this subdivision, is filing this map to convert existing offices into condominiums. All the requirements for this conversion have been met. The subdivision contains 3.83 acres.

APPROVAL OF FINAL  
MAP FOR BLACK  
DIAMOND PARK

CC-46

Council approved the final map for Black Diamond Park, Tract No. 2038, and directed the City Clerk to sign the map on behalf of the City.

Neal Weaver, et al, the developer of this one-lot industrial condominium subdivision, is combining two lots in a developed subdivision. There are no additional improvements nor fees required. The subdivision contains .61 acres and buildings for industrial uses.

APPROVAL OF  
RIGHT-OF-WAY  
AGREEMENTS WITH  
AVENUE INVESTMENT  
AND MCM PARTNERSHIP

CC-46

Council Member Snider abstained from discussion and voting on the following matter because of a possible conflict of interest.

Council approved the right-of-way agreements for 1225 West Lockeford Street and 1301 West Lockeford Street owned by MCM Partnership and Avenue Investment, respectively, and authorized the City Manager and City Clerk to execute these agreements on behalf of the City.

Council was advised that the City will be installing traffic signals at the intersection of Ham Lane and Lockeford Street. In order to construct the ultimate curb return radius, additional right-of-way is required from three parcels at this intersection.

On the northeast corner (1225 W. Lockeford), the City will be acquiring 167 square feet of right-of-way for \$1,670. In addition, the City will extend the Ham Lane driveway and relocate the existing planter, sprinkler system, and sign. On the northwest corner (1301 W. Lockeford), the City will be acquiring 78 square feet of right of way. In lieu of payment, the City will remove and replace two driveways nearest the intersection with curb, gutter, and sidewalk.

The City will be acquiring 25 square feet on the southwest corner. The owners have agreed to the acquisition, however, getting signatures on the right-of-way agreement and deed will take awhile since the owners are living in different areas of California.

APPROVE PLANS AND  
SPECIFICATION FOR  
HUTCHINS STREET  
SQUARE FINE ARTS  
COMPLEX

CC-12.1(a)

Council approved the plans and specifications for "Hutchins Street Square Fine Arts complex" and authorized the advertising for bids thereon.

This project consists of the remodeling of the music building, including an addition enclosing the area between the existing auditorium and the music building. It will make the facility available to the handicapped with an elevator.

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Four add-on bids will be received. They are for a walled garden to the east, walkway area to the west, new stairs to the north, and a new roof.

STOP SIGN INSTALLATIONS  
APPROVED CLUFF AT VINE,  
CLUFF AT INDUSTRIAL WAY,  
AND KELLY AT LODI  
AVENUE

RES. NO. 86-126 Council adopted Resolution No. 86-126 approving the installation of stop signs on Cluff Avenue at Industrial Way and Vine Street and on Kelly Street at Lodi Avenue.

CC-48(h)  
cc 300

"NO PARKING" ZONE  
ESTABLISHED AT 700  
EAST PINE STREET

RES. NO. 86-127 Council was apprised that the Manager of the Department of Motor Vehicles requested that a "No Parking" zone be installed to improve sight distance. The Manager stated that a majority of the applicants taking their driving tests are inexperienced or older, visually handicapped drivers, who often have their vision impaired by vehicles parked in front of the office. There have been three accidents in a three-year period in this area.

CC-48(e)  
cc 300

Council adopted Resolution No. 86-127 establishing 60 feet of "No Parking" at 700 E. Pine Street, Lodi.

REMOVAL OF PORTION  
OF LOADING ZONE ON  
STOCKTON STREET

RES. NO. 86-128 Council adopted Resolution No. 86-128 approving the removal of 50 feet of passenger loading zone on Stockton Street S/Maple Street.

CC-48(d)  
cc 300

Council was informed that the loading zone on Stockton Street was established by resolution in 1979. Due to the shortage of on-street parking spaces, vehicles are parked in this area and the Police Department continuously enforces it. Pacific Coast Producer Management concurs with Staff that the 50 feet of loading zone should be removed.

REQUEST FOR PROPOSALS  
APPROVED FOR COMPUTER  
AIDED DRAFTING (CAD)  
SYSTEM

CC-12.1(b)

Council approved "Request for Proposals - Computer Aided Drafting (CAD) System".

Council was informed that the approved 1986-87 Budget includes an allocation of \$63,600 for the acquisition of computer hardware, software, and training for a computer aided drafting (CAD) system. The system will handle the Public Works Department's mapping needs and will eventually be used to furnish base and special maps to other City departments.

1986-87 TAX RATE FOR  
BOND INTEREST AND  
REDEMPTION ESTABLISHED

RES. NO. 86-129 Council adopted Resolution No. 86-129 - Resolution Fixing Tax Rate for the City of Lodi for Fiscal Year 1986-87.

CC-21(a)  
cc 300

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PUBLIC HEARINGS Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Reid called for the continued Public Hearing regarding the proposed Hotel Lodi Renovation Project.

CONTINUED PUBLIC  
HEARING TO RECEIVE  
PUBLIC INPUT REGARDING  
THE PROPOSED HOTEL  
LODI RENOVATION  
PROJECT

CC-6 The matter was introduced by City Manager Peterson who had  
CC-55 been advised that the developers of the project had requested that the hearing be continued for another two weeks and indicating that they would be more than willing to discuss this with representatives of the downtown business community.

Mr. Mike Lapenta, representing the Lodi Downtown Business Association reported that the Association had voted overwhelmingly in opposition of the project.

Mr. John Borelli, President of the Lodi District Chamber of Commerce reported that the Chamber Board of Directors voted to express their opposition to any financial assistance that would be provided through City involvement in the Hotel Lodi renovation project. Mr. Borelli further stated that although the Board is supportive of redevelopment projects that would help improve business in the downtown area, it is felt that the currently proposed project is one that would negate those efforts.

Ms. Susan Baxter, 6 South School, Lodi, presented a petition bearing approximately 400 signatures reading as follows:

"We, the undersigned representing the Lodi Downtown Business Association, concerned merchants and citizens, go on record in opposition to the use of the Hotel Lodi as a housing project.

This is in direct conflict to everything we have been taxed for as an Improvement District and will only serve to destroy our Downtown Lodi Community."

Following discussion, Council, on motion of Council Member Snider, Olson second, continued this Public Hearing to the Regular Council Meeting of September 3, 1986.

PUBLIC HEARING TO  
CONSIDER REQUEST OF  
LOREN PERRY TO AMEND  
THE SPECIFIC PLAN OF  
HOWARD STREET BY RE-  
ALIGNING THE BULB  
TURN-AROUND BETWEEN  
350 NORTH LOMA DRIVE  
AND 360 NORTH LOMA  
DRIVE

CC-45(a) Notice thereof having been published and posted according  
CC-53(b) to law, an affidavit of publication being on file in the office of the City Clerk, Mayor Reid called for the Public Hearing to consider the Planning Commission's recommendation for the denial of the request of Loren Perry to amend the Specific Plan of Howard Street by re-aligning the bulb turn-around between 350 North Loma Drive and 360 North Loma Drive in an area zoned R-2, Single-Family Residential.

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The matter was introduced by City Manager Peterson. Further background information and diagrams of the subject area were provided by Community Development Director Schroeder.

There were no persons in the audience wishing to address the Council regarding the matter.

City Clerk Reimche read into the record a letter that had been received from Duane M. Lindstrom, 360 North Loma Drive, Lodi, regarding the matter.

Mayor Reid closed the public portion of the hearing.

Following discussion, on motion of Council Member Hinchman, Olson second, Council denied the request to amend the Specific Plan of Howard Street, Lodi, as heretofore set forth

PLANNING  
COMMISSION REPORT

City Manager Peterson reported that the Planning Commission had not met since the last report received by the Council.

COMMUNICATIONS  
(CITY CLERK)

ABC LICENSES

City Clerk Reimche presented the following applications for Alcoholic Beverage Licenses which had been received:

CC-7(b)

- a) Kearns, William, Jr., Swanson, June  
Pizza Mill  
550 South Cherokee Lane, Suite E  
Lodi  
On Sale Beer and Wine Eating Place  
Person to Person transfer
- b) Menzer, Leon D.  
The Rex  
9 North Sacramento Street  
Lodi  
On Sale Beer and Wine Public Premises  
Person to Person Exchange

BROCHURE PRESENTED  
TO COUNCIL

CC-39

A brochure, entitled "Discover the Taste of Lodi" produced by the Lodi Grower-Vintner Alliance and the Wine Growers of California for which Council had earlier allocated funds was presented to the Council. The brochure was highly complimented by the Council.

LETTER RECEIVED  
EXPRESSING CONCERN RE  
REMOVAL OF SIGN ON  
LODI AVENUE

CC-16  
CC-48(a)

No formal action was taken by the Council on a letter received from Evelyn Comartin, 226 S. Ham Lane, Lodi, expressing her concern regarding the removal of the sign on Lodi Avenue reading "No Right Turn on Red Light".

LETTER RECEIVED FROM  
EDWARD GIBBONS, OWNER  
OF H & R BLOCK  
REQUESTING PARKING  
PERMIT ALLOCATION  
IN THE DOWNTOWN  
AREA

CC-45(i)

Council referred to Staff and to the Lodi Downtown Business Association a letter received from Mr. Edward S. Gibbons, owner, H & R Block, withdrawing his previous request and asking that they be allowed to have 15 to 20 permits for

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the Sacramento Street parking lot for the period of January 1 through April 15.

COMMENTS BY CITY  
COUNCIL MEMBERS

REPORT ON TEEN DANCES  
BEING HELD AT GIRLS  
GYM AT HUTCHINS STREET  
SQUARE

Council Member Hinchman reported on the teen dances being held at the Girls Gym at Hutchins Street Square and encouraged further teen activities of this nature.

RACQUETBALL MATCH  
TO BE PLAYED BY  
MEMBERS OF THE  
COUNCIL AGAINST  
MEMBERS OF THE  
LODI POLICE  
DEPARTMENT

Council Member Hinchman reported that a racquet ball match has been scheduled for 5:00 pm., August 26, 1986 at the Lodi Racquet Ball Club between Council Member Snider and Hinchman and Members of the Lodi Police Department...loser to pay winning side \$100.

GRAND JURY REPORT  
RESPONSE

CC-6

Mayor Reid asked the members of the Lodi City Council to submit any comments they may have regarding the San Joaquin County Grand Jury Report to the City Attorney so that the appropriate response, as required by law, can be prepared.

COMMENTS BY THE  
PUBLIC ON NON  
AGENDA ITEMS

There were no persons in the audience wishing to address the Council under this segment of the agenda.

REPORTS OF THE  
CITY MANAGER

REGULAR CALENDAR

CHARGE OF MEASURE A  
TASK FORCE

CC-2(j)

Council was reminded that at the December 18, 1985 Council Meeting, following receipt of a report from the City Attorney regarding the L.I.F.E. vs the City of Lodi (Green Belt Initiative) suit and discussion, Council, agreed to proceed with the appeal process and to move forward with the development of a Task Force to seek viable alternatives to Measure A.

The following persons were appointed to serve on the Measure A Task Force and have met on several occasions:

Ann Cerney  
Frank Johnson  
A. Fred Baker  
John Ledbetter  
Ron Thomas  
Robert Mullen  
Jenanne Benjamin  
Walter Pruss  
Beryl Georguson

Council Member Snider indicated his belief that it is important for the Council to reiterate its charge to the Task Force and requested that this matter be an agenda item for their meeting.

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Following Council discussion, Council reaffirmed the charge of the Measure A Task Force and expressed its appreciation to its members for giving of their time and talent to the City of Lodi in this most important matter.

REQUEST FROM  
BENNETT AND COMPTON,  
INC. FOR AMENDMENTS  
TO PROPOSED PROJECT AT  
205-225 WEST LOCKEFORD  
STREET, LODI, EXEMPTED  
FROM THE CURRENT MULTI-  
FAMILY MORATORIUM DUE  
TO PROPOSED MULTI-  
FAMILY BOND  
FINANCING

CC-46

Council was reminded that on February 6, 1985 the City Council approved the issuance of Multiple-Family Development Bonds for a number of projects within the City of Lodi including a project proposed for 205-225 West Lockeford Street, Lodi. In November, 1985 when the Council declared the Moratorium on apartment construction in the central and eastern portions of the community, the Multiple-Family Bond projects at 218 South Hutchins and on Lockeford Street were granted exemptions.

The proposed 40 unit project at 205-225 West Lockeford Street (APN 041-161-15 and 16) has completed plan check and has been approved by SPARC. The application for the Building Permit expires on September 13, 1986. Bennett and Compton are now requesting that the City Council approve an amendment to this project which would permit 205 West Lockeford Street to be developed for commercial purposes and 225 West Lockeford Street being subdivided into four four-plex lots. Both parcels are presently zoned C-2, General Commercial which would permit the requested changes.

Diagrams of the subject area were presented for Council's perusal.

Mr. Dennis Bennett, Bennett and Compton, Inc., 1200 W. Tokay Street, Lodi, addressed the Council on behalf of this request and responded to questions as were posed by the Council.

On motion of Mayor Pro Tempore Olson, Snider second, Council granted the request heretofore set forth.

AMENDED BALLOT  
LANGUAGE REQUESTED  
FOR PARKVIEW TERRACE  
MEASURE

RES. NO. 86-130

Council Member Snider asked to abstain from discussion and voting on the following matter because of a possible conflict of interest.

CC-18  
cc 300

City Clerk Reimche reported to the Council that a request had been received from Mr. Charles A. Wentland asking to change certain verbiage in the measure appearing on the November 4, 1986 ballot regarding Parkview Terrace. Mr. Wentland asked that any reference to "senior citizens project" be changed to "adult community project"

Following discussion, on motion of Mayor Pro Tempore Olson, Hinchman second, Council adopted Resolution No. 86-130 amending ballot language regarding the Parkview Terrace Measure on the November 4, 1986 Consolidated General



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Election Ballot thereby amending any reference of "senior citizens project" to "adult community project".

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Olson, and Reid  
(Mayor)

Noes: Council Members - None

Absent: Council Members - Pinkerton

Abstain: Council Members - Snider

APPROVAL OF AGREEMENT  
WITH COUNTY OF SAN  
JOAQUIN REGARDING  
NOVEMBER 4, 1986  
ELECTION AND APPROVAL  
OF BUDGET FOR  
SUBJECT ELECTION

RES. NO. 86-131

CC-18  
CC 300

City Clerk Reimche presented for Council approval an Agreement with the County of San Joaquin whereby the County is agreeing to perform certain services for the Consolidated General Election to be held November 4, 1986. City Clerk Reimche apprised the Council that George Cunningham, San Joaquin County Registrar of Voters, estimated the cost for providing the services outlined in the Agreement at \$1.00 per registered voter. As of July 28, 1986, the City of Lodi had 21,015 registered voters.

City Clerk Reimche presented a budget covering the entire cost of the subject election in the amount of \$25,000 which would cover in-house costs as well as the services provided by the County.

Following discussion with questions being directed to Mrs. Reimche, Council, on motion of Mayor Pro Tempore Olson, Hinchman second, adopted Resolution No. 86-131 approving an Agreement with the County of San Joaquin regarding the November 4, 1986 Consolidated General Election and approved a Special Allocation in the amount of \$25,000, which amount is to be charged to the Contingency Fund to cover the cost of this election.

VOTING DELEGATE AND  
VOTING ALTERNATE  
SELECTED FOR ANNUAL  
LEAGUE OF CALIFORNIA  
CITIES CONFERENCE

On motion of Council Member Snider, Hinchman second, Council designated Mayor Fred Reid and Mayor Pro Tempore Evelyn Olson as the Voting Delegate and the Voting Alternate for the League of California Cities Annual Conference Business Session.

CC-6  
CC-7(i)

ORDINANCES

ORDINANCE AMENDING  
SPEED LIMITS ON  
CERTAIN STREETS

ORD. NO. 1390  
ADOPTED

CC-45(a)  
CC-48(a)  
CC 149

Ordinance No. 1390 - An Ordinance Amending Section 10.12.020 and 10.12.030 of the City Code of the City of Lodi, Thereby Amending Speed Limits on Certain Streets Within the City of Lodi, having been introduced at a Regular Meeting of the Lodi City Council held August 6,

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1986, was brought up for passage on motion of Council Member Snider, Olson second. Second reading of the Ordinance was then omitted after reading by title, and the Ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Olson, Snider, and Reid  
(Mayor)

Noes: Council Members - Hinchman

Absent: Council Members - Pinkerton

ADJOURNMENT

There being no further business to come before the Council, Mayor Reid adjourned the meeting at approximately 8:20 pm.

Attest:

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk